093.0	0007	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,100 /	768,100
					USE VALUE:	768,100 /	768,100
					ASSESSED:	768,100 /	768,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS JOSEPH D
Owner 2:	SIMOLARIS LAURA J
Owner 3:	
Street 1:	12 CHATHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUSEHOLD FINANCE CORP -
Owner 2:	-
Street 1:	2700 SANDERS RD
Twn/City:	PROSPECT HEIGHTS
St/Prov:	IL Cntry:
Postal:	60070

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6753.000	332,300		435,800	768,100
Total Card	0.155	332,300		435,800	768,100
Total Parcel	0.155	332,300		435,800	768,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.33 /Parcel: 366.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61042

GIS Ref

GIS Ref

Insp Date 06/13/18

!7678!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,300	0	6,753.	435,800	768,100		Year end	12/23/2021
2021	101	FV	320,900	0	6,753.	435,800	756,700		Year End Roll	12/10/2020
2020	101	FV	321,000	0	6,753.	435,800	756,800	756,800	Year End Roll	12/18/2019
2019	101	FV	250,500	0	6,753.	442,000	692,500	692,500	Year End Roll	1/3/2019
2018	101	FV	250,500	0	6,753.	330,000	580,500	580,500	Year End Roll	12/20/2017
2017	101	FV	250,500	0	6,753.	298,800	549,300	549,300	Year End Roll	1/3/2017
2016	101	FV	250,500	0	6,753.	286,400	536,900	536,900	Year End	1/4/2016
2015	101	FV	234,800	0	6,753.	242,800	477,600	477,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:59:15

LAST REV

Date	Time
05/14/19	15:23:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7678

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSEHOLD FINAN	49661-301		6/25/2007		392,500	No	No		
MADDEN KENNETH/	49609-74		6/15/2007	Sub Sale	356,000	No	No		
DEVER PAUL M &	30608-127		8/31/1999	Family	270,000	No	No		
	13122-196		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	61042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2007	696	Renovate	50,000					rear dormer additi
7/24/2007	613	Inter-De	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
4/8/2014	Meas/Inspect	PC	PHIL C
12/3/2008	MLS	MM	Mary M
11/7/2008	Measured	372	PATRIOT
8/6/2007	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6753		Sq. Ft.	Site		0	70.	0.92	5									435,815						435,800	

Total AC/HA:	0.15503	Total SF/SM:	6753	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,815	Spl Credit		Total:	435,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28281593
Const Adj.:	0.98745072
Adj $ / SQ:	139.339
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372581
Depreciation:	40239
Depreciated Total:	332343

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

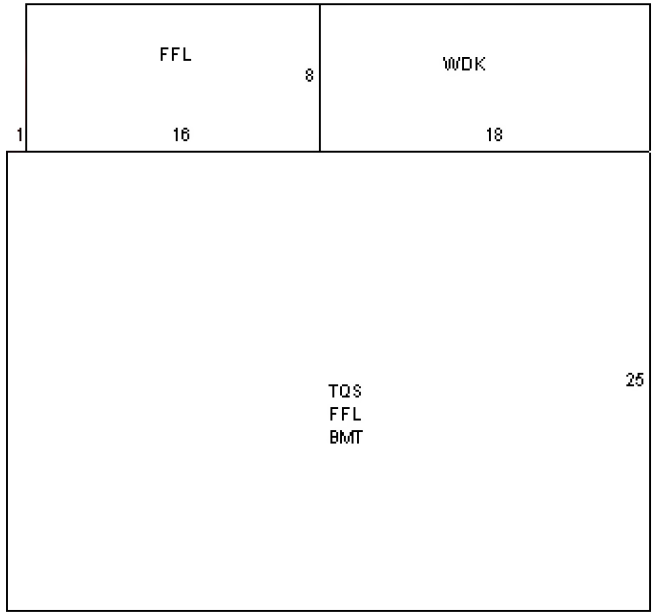
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.34
Special Features:	0	Val/Su Net:	124.09
Final Total:	332300	Val/Su SzAd	200.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,003	139.340	139,757
BMT	Basement	875	57.480	50,293
TQS	3/4 Story	656	139.340	91,441
WDK	Deck	144	12.780	1,841

Net Sketched Area:	2,678			Total:	283,332
Size Ad	1659.25	Gross Area	2897	FinArea	2097

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	